

CITY OF RENO

Planning Commission

October 3, 2012
Staff Report

Agenda #

V1-4

Ward #

2

CASE No.: LDC13-00018 (Damonte Ranch Village 10A)

APPLICANT: DiLoreto Construction, Inc.

APN NUMBER: 141-030-02

REQUEST: This is a request for a tentative map to allow development of a 46 lot single family residential detached subdivision.

LOCATION: The ±9.71 acre site is located east of Rio Wrangler Parkway and North of Fox Hunter Lane in the Damonte Ranch Residential PUD (Planned Unit Development) zone. The site has a Master Plan land use designation of Special Planning Area – Southeast Neighborhood Plan.

PROPOSED MOTION: Based upon compliance with the applicable findings, I move to approve the tentative map, subject to conditions.

RECOMMENDED CONDITIONS OF APPROVAL:

All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

1. The project shall comply with all applicable policies and standards of the Damonte Ranch Residential PUD handbook, City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. Prior to issuance of any building permit, the applicant shall attach a copy of the final approval letter recorded by the Washoe County Recorder's Office.
3. The applicant shall record the final map in accordance with the time limit contained in state law or this approval shall be null and void.
4. Prior to the recordation of any final map, the applicant shall provide any necessary on-site and off-site easements for construction, access, sewer lines, storm drains, and utility improvements, and shall construct all

required access, sewer, storm drain, and utility improvements prior to the issuance of any certificate of occupancy.

5. Prior to the recordation of any final map, the applicant shall have an approved Hydrology Report and Sewerage Report in accordance with the Public Works Design Manual.
6. Prior to the approval of each final map, the applicant shall have plans for adequate traffic controls at all intersections, spaced less than 200-feet from another intersection, in accordance with the Public Works Design Manual and to the approval of the Community Development Department.
7. Prior to the approval of each final map, the applicant shall demonstrate the designs for intersections spaced less than 200-feet from another intersection meet City standards for clear intersection sight distances – both horizontally and vertically.
9. Prior to the approval of any final map, the applicant shall submit information requested in the Damonte Ranch Architectural Review Committee as specified in their letter dated May 9, 2012 (**Exhibit A**).
10. Prior to approval of any final map or issuance of any permit including grading, the applicant shall provide staff with suitable verification that a minimum 50 foot wide access and utility easement has been granted to the property owner to the east (Sunny Hills Ranches) to replace the existing easement running east/west through this project.
11. Prior to approval of any building permit, the applicant shall demonstrate Low Impact Design (LID) for the typical front lot, which can include a water catchment planting area to capture nuisance water runoff, a xeriscape buffer of 18 inches adjacent to impervious surfaces or a design to direct lawn irrigation through a dry river bed reducing the nuisance water runoff into the infrastructure and minimizing downstream runoff.
12. Prior to approval of any building permit, any proposed private catch basins shall demonstrate a water quality insert placed within all new and existing catch basins to improve water quality downstream and prevent mosquitoes from colonizing this infrastructure.
13. If dewatering occurs in the construction of any infrastructure, water shall be conveyed to the closest channel preventing the sheet flow of water and its association with insect development.

BACKGROUND:

The project consists of a tentative map to develop a 46 lot single family residential subdivision in the Damonte Ranch area. The ±9.71 acre tentative map site is designated as Mixed Residential within the Damonte Ranch PUD Handbook ("Handbook"), which allows up to 30 dwelling units per acre. This proposal is for ±5.3 dwelling units per acre.

The subdivision has been designed to meet Handbook requirements including the following:

Minimum Lot Size:	2,400 square feet
Minimum Lot Width:	30 feet
Maximum Building Height:	65 feet
Front Yard Setback:	10 feet
Side Yard Setback:	5 feet
Rear Yard Setback:	10 feet

In conjunction with the above requirements, the Handbook contains specific standards to address site design issues including streetscape and front/rear yard landscaping; fencing for yards adjacent to the wetlands/open space and adjacent to major streets; pathways within and adjacent to the wetlands/open space areas; street and pathway lighting; and architecture. These improvements have been implemented on the site or will be constructed/installed by the developer.

ANALYSIS:

Key Issues: Consistency of the tentative map request with the Damonte Ranch PUD Handbook and Southeast Neighborhood Plan.

Village 10A is designated as Mixed Residential in the Handbook. The handbook requires written approval and acknowledgement of any conditions imposed by the Master Developer (Nevada Tri Partners) prior to approval of any tentative or final map by the City of Reno. Accordingly, the Architectural Review Committee for Damonte Ranch has provided a letter of review (**Exhibit A** and Condition 9).

Land Use Compatibility: The project is located on the east side of Rio Wrangler north of Damonte Ranch Village 11B and directly south of the Sage Hill Gun Club. Wetlands and flood control infrastructure are to the west and future Handbook development area is located to the east. The proposal would create lots consistent with the approved Handbook, which appropriately vetted land use compatibility issues at time of adoption.

Urban/Environmental Design: The project consists of detached single family houses within a gated community. Standards and setbacks for the lots are listed above. The

Handbook also contains standards to address architectural variations and streetscape. The submitted plans indicate that the project meets these standards.

Public Safety, Public Improvements, Access, Parking and Circulation: These issues are addressed by code and recommended Condition Nos. 3-11. The conditions address: (1) compliance with required infrastructure (Condition No. 5); (2) approval of Hydrology and Sewerage Report (Conditions No. 6); (3) Approval of adequate traffic controls and intersection design (Condition No. 6 & 7); (4) provision of a 50 foot wide access and utility easement to replace existing easement (Condition No. 8).

Currently a 50 foot wide access and utility easement runs from west to east through the site to service the property to the east. Since this easement interferes with the project design it must be relocated. The applicant, in conjunction with the affected property owner, intends to relocate the easement and provide a workable alignment such that a reasonable grade can be achieved (Condition 8).

Streets proposed are private and will be a minimum of 36 feet wide to allow parking on both sides of the street. The applicant is required by the Fire code to address the provision of adequate fire flows and verification of fire hydrant locations. The proposed subdivision is located ± 2.4 miles from temporary fire station number 12 and is within adequate fire response time. Police Department staff had no comments but provided a "Calls for Service" report (**Exhibit B**). The Parks Department provided no comments or conditions; however, the subdivision is adjacent to Open Space/Flood Control and is within one mile of an existing City Park.

Master Plan: The Master Plan designation for the site is Special Planning Area. As proposed and with recommended conditions, the project appears to be consistent with the following applicable Master Plan policies and objectives: Objective 3 - platting usable lots; CDT-1 pedestrian and bicycle access; P-1 safe and logical site access and circulation; P-2 new lots off of collectors and local streets only; P-5 use street patterns to reduce speeds in neighborhoods; P-14 access to parks; and SD-4 interesting streetscapes.

Neighborhood Plan: The Handbook and its plan area are recognized in the Southeast Neighborhood Plan with no specific policies identified for this area. The tentative map must comply with the requirements and standards of the Handbook.

General Code Compliance: The applicant has provided a letter addressing specific tentative map findings for your review (**EXHIBIT C**) and staff concurs with the responses. Additionally, the project must comply with all applicable regulations in the Handbook and Public Works Design Manual. The submittal does not include a sign or lighting plan. In some instances, no lighting is required, except at the entrance to the subdivision for safety. Signs are typically limited to an identification sign for the subdivision and may be submitted for review at the time of final map with the improvement plans.

Other Reviewing Bodies (Exhibit D):

Regional Transportation Commission: The RTC comment letter indicated that there are no regional transportation issues with this project.

Washoe County District Health Department: The applicant is required to comply with Washoe County District Health Department regulations regarding: pretreatment of storm drainage for petrochemicals and silt, sewage disposal, domestic water supply, solid waste, The Environmental Health Services Division has requested that Low Impact Development for the typical front lot (Condition 10); Water Quality inserts for new and existing catch basins; and water conveyance to the closet channel in case of dewatering during construction (Condition 13).

Washoe County School District: WCSD provided an estimated impact of 10-15 new school age children on school facilities and indicated that both existing elementary schools are currently overcapacity and on a multi-track. The school district indicates that these students would likely be bussed to nearby facilities until a new elementary school is built in the area.

Neighborhood Advisory Board: This project was reviewed by the Ward Two South Neighborhood Advisory Board and no comments were received.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Vacant, Gun Club, Single Family Residence	Single Family Residential, Unincorporated Transition	UT40, LLR2.5, PUD
SOUTH	Single Family Residential	Special Planning Area	PUD
EAST	Vacant	Special Planning Area	PUD
WEST	Wetlands, Drainage Facility	Special Planning Area	PUD

LEGAL REQUIREMENTS:

NRS 278.349(3) Tentative Map

FINDINGS:

Tentative Map: When issuing a decision on a tentative map, the planning commission shall consider the following:

- (a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or

public sewage disposal and, where applicable, individual systems for sewage disposal;

(b) The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision;

(c) The availability and accessibility of utilities;

(d) The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks;

(e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;

(f) General conformity with the governing body's master plan of streets and highways;

(g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;

(h) Physical characteristics of the land such as floodplain, slope and soil;

(i) The recommendations and comments of those entities and persons reviewing the tentative map pursuant to NRS 278.330 to 278.3485, inclusive;

(j) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands; and

(k) The submission by the subdivider of an affidavit stating that the subdivider will make provision for payment of the tax imposed by chapter 375 of NRS and for compliance with the disclosure and recording requirements of subsection 5 of NRS 598.0923, if applicable, by the subdivider or any successor in interest.

Staff: Nathan Gilbert, AICP, Associate Planner



LDC13-00018 Damonte Ranch Village 10A



Subject Site



City Limits



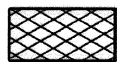
0162.325 650 975 1,300 Feet
The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department
Map Produced: August, 2012



Community Development Department
450 Sinclair Street Phone: 334-2083
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com



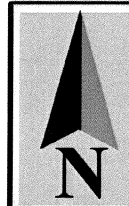
LDC13-00018 Damonte Ranch Village 10A



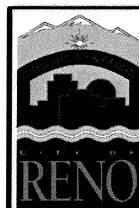
Subject Site



City Limits



0162.325 650 975 1,300 Feet
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Map Produced: August, 2012



Community Development Department
450 Sinclair Street Phone: 334-2083
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com

WETLAND BOUNDARY
APN 141-020-02
NEVADA TRI PARTNERS
WETLANDS/OPEN SPACE

COMMON AREA
(PUBLIC) EXISTING RIO WRANGLER PARKWAY
COLLECTOR LDP05-04726

EXISTING GUN CLUB ACCESS ROAD
PROPOSED COMMON AREA
(FUTURE ROADWAY)

(PRIVATE) STREET "C"

(PRIVATE) STREET "C"

(PRIVATE) STREET "C"

(PRIVATE) STREET "A"

(PRIVATE) STREET "B"

(PRIVATE) BUCEPHALUS PKWY

APN 141-030-03
TD DAMONTE, LLC
FUTURE
DAMONTE RANCH
DEVELOPMENT
(NOT A PART)

(PRIVATE)
BX COPENHAGEN LANE

FUTURE
DAMONTE RANCH
DEVELOPMENT
(NOT A PART)

FUTURE
DAMONTE RANCH
DEVELOPMENT
(NOT A PART)

APN 141-030-02
TD DAMONTE, LLC
(REMAINDER PARCEL
74.91 ACRES)

FUTURE
CLUBHOUSE
DEVELOPMENT
(NOT A PART)



SITE PLAN

[illegible]

SITE LOCATION: W 1/2 OF SEC. 11 AND THE
SE 1/4 OF SEC. 10, T18N, R20E, M.D.M.
ASSESSORS PARCEL NO. 141-030-02
EXISTING TOTAL PARCEL AREA: 84.82 AC.
PROPOSED TENTATIVE TOTAL PARCEL INFO:
LANDSCAPE AREA: 17.71 AC.
LANDSCAPE AREA: 10.24 AC. (DEDICATED TO
MAINTENANCE/ACCESS ROADS)
ACCESS ROAD COMMON AREA = 30.78 AC. (FUTURE
GUN CLUB ACCESS ROAD)
TOTAL OVERALL AREA = 56.69 AC.
STREET AREA = 41.50 AC. (PRIVATE)
LOT AREA = 27.19 AC.
TOTAL LOT AREA = 10.19 AC.
NET DENSITY = 26.4 UNITS/AC.
GROSS LOT AREA = 16.80S 5F.
EXISTING ZONING = SFD
PROPOSED ZONING = SFD



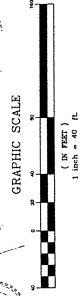
EXISTING GUN CLUB ACCESS ROAD

APN 165-350-57
DAMONTE FAMILY, LLC

RENO

SHEET
D-1
OF

VICINITY MAP



DAMONTE RANCH VILLAGE 10A POTENTIAL DEVELOPMENT PLAN

APN 016-350-58
BULLARD, DARLENE L.

APN 016-350-57
DAMONTE FAMILY, LLC

APN 16-820-01
CORONA CYAN, LLC

APN 16-820-02
CORONA CYAN, LLC

WETLANDS

APN 14-030-02
NEVADA TRI PARTNERS

APN 14-030-03
TD DAMONTE, LLC

APN 14-030-04
TD DAMONTE, LLC

APN 14-030-05
TD DAMONTE, LLC

APN 14-030-06
TD DAMONTE, LLC

APN 14-030-07
TD DAMONTE, LLC

APN 14-030-08
TD DAMONTE, LLC

APN 14-030-09
TD DAMONTE, LLC

APN 14-030-10
TD DAMONTE, LLC

APN 14-030-11
TD DAMONTE, LLC

APN 14-030-12
TD DAMONTE, LLC

APN 14-030-13
TD DAMONTE, LLC

APN 14-030-14
TD DAMONTE, LLC

APN 14-030-15
TD DAMONTE, LLC

APN 14-030-16
TD DAMONTE, LLC

APN 14-030-17
TD DAMONTE, LLC

APN 14-030-18
TD DAMONTE, LLC

APN 14-030-19
TD DAMONTE, LLC

APN 14-030-20
TD DAMONTE, LLC

APN 14-030-21
TD DAMONTE, LLC

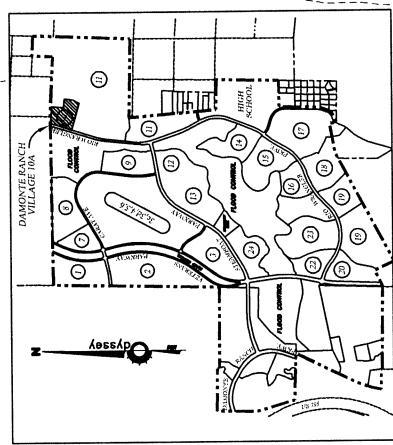
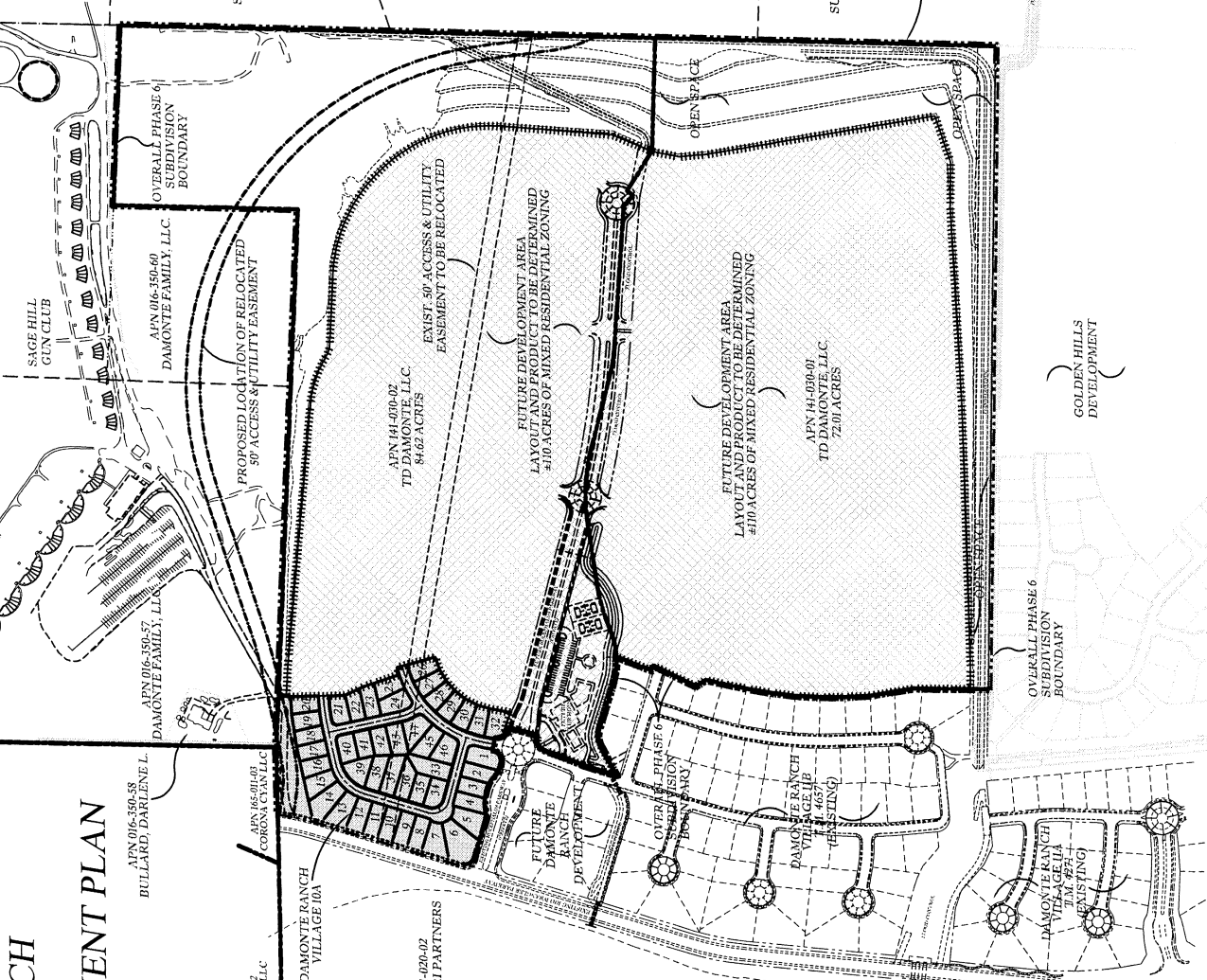
APN 14-030-22
TD DAMONTE, LLC

APN 14-030-23
TD DAMONTE, LLC

APN 14-030-24
TD DAMONTE, LLC

APN 14-030-25
TD DAMONTE, LLC

APN 14-030-26
TD DAMONTE, LLC



VICINITY MAP



GRAPHIC SCALE



REVISIONS TO VILLAGE 10A DEVELOPMENT PLAN AND SUBDIVISION MAP



**DAMONTE RANCH
ARCHITECTURAL REVIEW COMMITTEE**

May 9, 2012

Thomas A. Di Loreto, Vice President
Di Loreto Home of Nevada, Inc.
985 Damonte Ranch Pkwy # 310
Reno, NV 89521

RE: Damonte Ranch, Tentative Map Review for Village 10A

Dear Tom,

The Damonte Ranch Architectural Review Committee has completed its review of the referenced Tentative Map and offers the following comments:

1. The Tentative Map is approved subject to:

- a.) This approval does not extend to or included Architectural Review and/or approval of any proposed buildings/dwellings.
- b.) This approval does not extend to or included review and/or approval of any landscape elements.
- c.) This approval does not extend to or included review and/or approval of any village entry features.
- d.) No variances have been identified in this application and as such none are the subject of this approval.
- e.) All of the items listed above shall be subject to the Architectural Review Committee's approval prior to submission of the first final map for each respective village.

Should you have any questions or comments regarding this approval, please do not hesitate to contact us at 359-3000.

Sincerely,
ARCHITECTURAL REVIEW COMMITTEE

A handwritten signature in black ink that reads "Thomas A. Di Loreto".

Thomas A Di Loreto

985 Damonte Ranch Parkway #310 • Reno, Nevada 89521 • Tele (775) 359-3000 • Fax (775) 359-4303

Case No. LDC13-00018Case Name: Jamonte Ranch Village 104

POLICE DEPARTMENT CHECKLIST FOR NEW COMMUNITY DEVELOPMENT DEPARTMENT PLANNING CASES

Check all that apply:

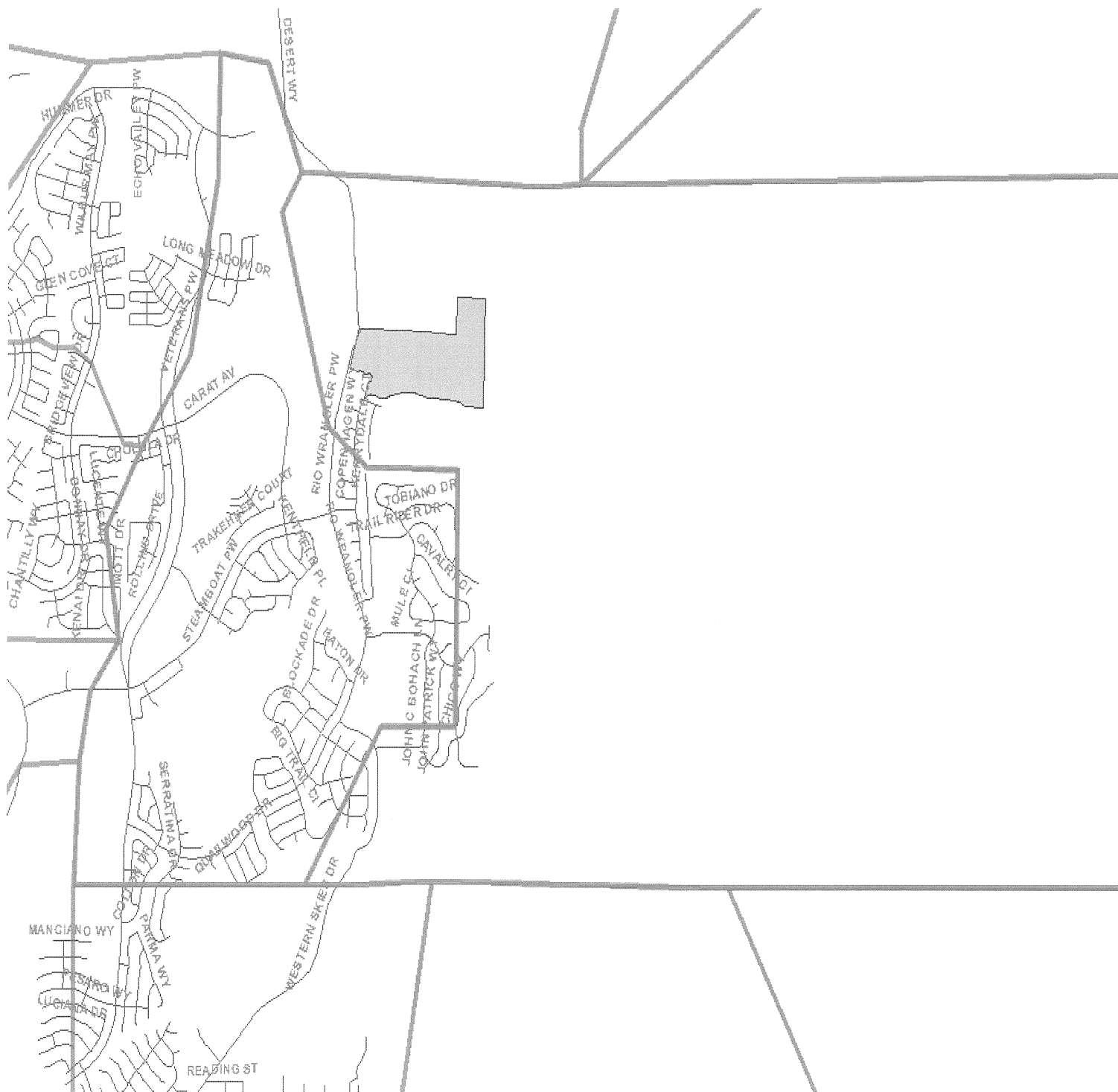
<input type="checkbox"/>	1	CPTD Review Comments
<input checked="" type="checkbox"/>	2	Summary Calls for Service: Applies to all zoning map amendments.
<input type="checkbox"/>	3	Cost Estimate for Police to serve project. Applies to residential project as follows: MF – 120 or more units SF – 500 or more units
<input type="checkbox"/>	4	Other relevant information – Specify: _____

Case Planner Name: Nathan GilbertExtension: 2698Date Police Comments due to Community Development Department: 8-28-12

To be provided by Police Staff with Comments:

Assigned Police Officer Name: _____

Extension: _____

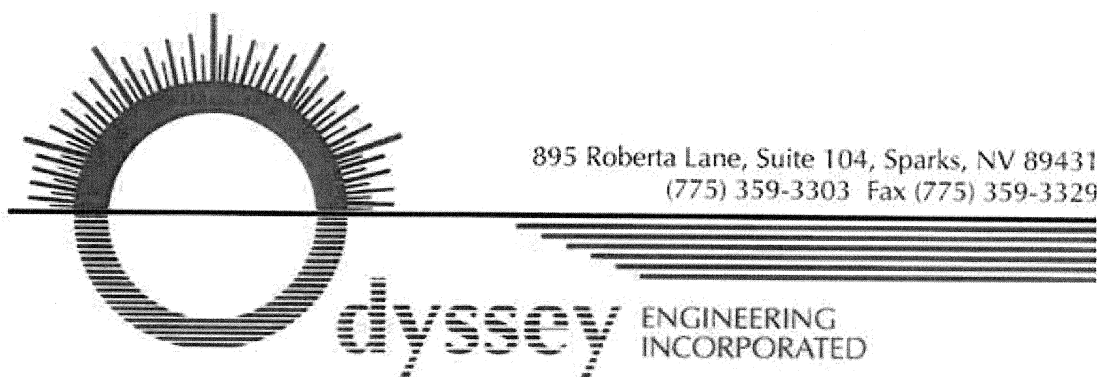


	Total	09	10	11	12
Total	5,741	1,907	1,480	1,412	942
1021	5	2	2	1	0
1078P	1	0	1	0	0
1DOWNP	12	1	1	6	4
911B	30	11	6	10	3
911C	3	2	1	0	0
911R	98	30	30	19	19
AB	36	9	15	6	6
ABVEH	67	25	21	15	6
ACCNI	34	10	11	9	4
ACCP	81	24	16	23	18
ADW	7	1	1	3	2
ALARMP	528	179	139	111	99
ANIMAL	5	1	0	2	2
AREACK	219	44	54	86	35
ASSIGN	39	16	12	7	4
ATL	20	4	2	10	4
BDWP	1	1	0	0	0
BOMBP	1	0	0	1	0
BURGC	2	0	0	0	2
BURGR	68	16	23	16	13
BURGV	66	36	17	10	3
BUSCK	5	2	1	1	1
C5	5	2	0	2	1
C7	1	1	0	0	0
CHILD	19	5	9	3	2
CIVIL	100	28	16	37	19
CIVPRB	10	3	4	3	0
CUSTDY	3	2	1	0	0
DISTR	133	40	42	26	25
DOAP	11	4	2	3	2
DOP	40	15	12	8	5
DRAG	3	3	0	0	0
DRTBK	8	3	0	1	4

	Total	09	10	11	12
DRUNK	3	0	0	3	0
DUI	27	5	7	11	4
EMBEZZ	3	2	1	0	0
EMSP	351	77	90	109	75
FAMDST	246	71	73	56	46
FIGHT	22	7	4	8	3
FIRE	21	0	8	5	8
FLWUP	219	84	44	54	37
FRAUD	57	25	20	8	4
GTA	28	9	12	6	1
GTAR	6	2	1	2	1
GUN	4	2	2	0	0
HAIL	21	5	6	7	3
JUVPRB	66	29	19	14	4
KIDNAP	1	0	1	0	0
LARC	25	6	13	2	4
MENTAL	2	0	0	1	1
MISSP	17	3	5	6	3
NARC	12	6	3	3	0
NSF	1	0	1	0	0
OTHER	27	22	2	3	0
OUTAG	89	16	20	30	23
PARTY	82	25	24	22	11
PINFO	41	8	15	11	7
PKGPRB	46	12	11	15	8
PP	4	0	3	1	0
PROP	16	6	5	3	2
PROW	8	1	6	1	0
PS	16	6	5	3	2
RA	3	1	1	1	0
RECKDR	26	12	6	4	4
ROB	2	0	2	0	0
RUN	76	32	15	22	7
SEX	16	8	4	3	1
SHOTS	54	16	25	3	10

	Total	09	10	11	12
SR	74	35	20	17	2
SS	32	5	10	10	7
STALLV	34	6	1	8	19
SUICP	60	16	24	13	7
SUSPC	110	30	30	32	18
SUSPP	111	32	27	24	28
SUSPV	106	32	27	24	23
T	995	237	207	346	205
TEST	1	1	0	0	0
TRAN	3	0	0	0	3
TRBUNK	53	15	16	10	12
TRFPRB	62	13	12	19	18
UNWANT	8	3	2	1	2
VACANT	1	0	0	0	1
VEHCK	99	19	24	29	27
WARANT	52	19	9	18	6
WC1021	27	19	8	0	0
WCAAL	102	76	26	0	0
WCABR	9	8	1	0	0
WCAGEN	4	3	1	0	0
WCAGGR	7	7	0	0	0
WCBIRD	3	1	2	0	0
WCCAT	4	2	2	0	0
WCDA	9	6	3	0	0
WCDOGC	61	32	29	0	0
WCFLW	84	56	28	0	0
WCLOST	12	7	5	0	0
WCNOS	151	111	40	0	0
WCOTHR	13	10	3	0	0
WCWELF	39	30	9	0	0
WCWILD	48	37	11	0	0
WELFCK	68	21	10	25	12

Police Calls for Selected Area, Jan 2009-August 29,2012 Includes both dispatched and officer initiated



September 20, 2012

Nathan Gilbert, AICP
Associate Planner
City of Reno
Community Development Department
P.O. Box 1900
Reno, NV 89505

RE: Damonte Ranch Village 10A – LDC13-00018
Tentative Map Planning Commission Findings

Dear Nathan:

Please find below a brief summarized response to the list of required Planning Commission findings:

(a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;

RESPONSE: The proposed subdivision tentative and final maps are subject to review and approval by the Washoe County District Health Department (Air Quality, Vector, and Engineering), the Nevada Department of Environmental Protection (sewer and water services), the Washoe County Department of Water Resources (sewer and water infrastructure), and the City of Reno community Development Department. The proposed subdivision will be served via existing public water and sewer systems. The solid waste will be collected by Waste Management, and is subject to a will-serve letter and approval by the Washoe County Health Department.

(b) The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision;

RESPONSE: The proposed subdivision is part of the Damonte Ranch Master Planned Community which receives water service from the Washoe County Department of Water Resources (WCDWR) public water infrastructure. An "Acknowledgement of Water Service for All Tentative Maps in the Damonte Ranch Area" has been provided by the WCDWR and is included in the Tentative Map application. Master water main infrastructure and storage tanks have already been constructed within the Damonte Ranch to facilitate the proposed subdivision.

(c) The availability and accessibility of utilities;

RESPONSE: All necessary utilities have been stubbed onto the proposed parcel with previous phases of development, including sewer, storm drain, water, reclaimed irrigation water, gas, electric, and communication lines.

(d) The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks;

RESPONSE: The proposed subdivision is part of the Damonte Ranch Master Planned Community which has planned for and implemented necessary public facilities. The development is currently served by the City of Reno Fire and Police Departments, the Washoe County School District, and RTC. Public improvements already in-place include a multitude of public collector and arterial roadways, Damonte Ranch High School, Damonte Ranch Park, Wetland and Open Space Trail Systems, and the soon to be constructed Damonte Ranch Fire Station.

(e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;

RESPONSE: The proposed subdivision does conform to the Damonte Ranch SPD and its specific zoning regulations. Please reference the Display Map and Site Plan within the Tentative Map application for the particular zoning requirements and the proposed site-specific project information. The City of Reno Staff Report also provides a summary of the zoning requirements.

(f) General conformity with the governing body's master plan of streets and highways;

RESPONSE: The surrounding roadway infrastructure has been Master Planned to accommodate the proposed residential development. The original Master Plan involved Washoe County, the City of Reno, and RTC. The project will be immediately served by Rio Wrangler Parkway, Steamboat Parkway, Veterans Parkway, and Damonte Ranch Parkway; all of which have been designed and constructed by the Damonte Ranch master developer to serve the project and surrounding communities at full build-out. The subdivision's internal roadway system will be comprised of private local streets within an existing gated community.

(g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;

RESPONSE: The surrounding roadway infrastructure has been Master Planned to accommodate the proposed residential development. The original Master Plan involved Washoe County, the City of Reno, and RTC. The project will be immediately served by Rio Wrangler Parkway, Steamboat Parkway, Veterans Parkway, and Damonte Ranch Parkway; all of which have been designed and constructed by the Damonte Ranch master developer to serve the project and surrounding communities at full build-out. The subdivision's internal roadway system will be comprised of private local streets within an existing gated community.

(h) Physical characteristics of the land such as floodplain, slope and soil;

RESPONSE: The existing site has already been mass graded with the Damonte Ranch Phase V mass grading permit. Existing grades are relatively flat and are comprised of soil suitable for residential development. As part of the Damonte Ranch Master Plan regional flood control facilities have already been constructed to accommodate the proposed development.

(i) The recommendations and comments of those entities and persons reviewing the tentative map pursuant to NRS 278.330 to 278.3485, inclusive;

RESPONSE: Please reference the City of Reno Staff Report and attachments for recommendations and comments.

(j) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands; and

RESPONSE: The project water service is provided by Washoe County Department of Water Resources, and must meet applicable NAC requirements for fire flows and storage availability. Existing water main infrastructure and water storage tank have already been constructed by the master developer. New fire hydrants will be constructed within the subdivision as directed by the City of Reno Fire Department during the final map process. The project is currently served by the Fire station located at Damonte Ranch Parkway and Old Virginia Road, however a new fire station will soon be constructed at the intersection of Veterans Parkway and Steamboat Parkway within the Damonte Ranch.

(k) The submission by the subdivider of an affidavit stating that the subdivider will make provision for payment of the tax imposed by chapter 375 of NRS and for compliance with the disclosure and recording requirements of subsection 5 of NRS 598.0923, if applicable, by the subdivider or any successor in interest.

RESPONSE: The Washoe County Recorded requires that all applicable taxes be paid in full prior to the recordation of any final map, and must be acknowledged with a signature on said map. The subdivider is bound by law to make provisions for the tax imposed by chapter 375 of NRS and for compliance with the disclosure and recording requirements of subsection 5 of NRS 598.0923.

Please call if you have any questions, or if you require additional information.

Sincerely,

ODYSSEY ENGINEERING INCORPORATED

A handwritten signature in black ink, appearing to read 'Gabriel Wittler', with a stylized, flowing script.

Gabriel Wittler, P.E.
Senior Engineer



Washoe County Health District

ENVIRONMENTAL HEALTH SERVICES DIVISION

EXHIBIT D



Public Health
Prevent. Promote. Protect.

August 28, 2012

Nathan Gilbert, AICP, Associate Planner
City of Reno Development Review
PO Box 1900
Reno NV 89505

RE: **LDC13-00018, Damonte Ranch Village 10A**
Tentative Map; E2012-028

Dear Mr. Gilbert:

This District has reviewed the referenced proposal with regard to sewage disposal, domestic water supply, solid waste, water quality and air pollution. Approval by this District is subject to the following conditions:

1. Construction plans for the development must be submitted to this Division for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of the District Health Department.
2. A completed dust control plan must be submitted to this Department for review and approval prior to the issuance of a building permit. This plan must be in conformance with Washoe County District Board of Health Regulations Governing Air Quality Management, Section 040.030.
3. Any storm drainage from this site must have pretreatment for petrochemicals and silts.
4. Prior to approval of each final map, the applicant shall submit a final map fee.
5. The Nevada Division of Environmental Protection must submit a letter to the Health District certifying their approval of the final map.
6. A letter from the City of Reno committing sewer service to this proposal must be submitted. This letter shall indicate that the treatment facility will not be brought beyond its permitted capacity by this service.
7. Prior to final approval, a complete water system plan for the referenced proposal must be submitted to the Health District. The plan must show that the water system will conform to the State of Nevada Public Water Supply Regulations, NAC Chapter 445.

August 28, 2012
LDC13-00018, Damonte Ranch Village 10A
Tentative Map; E2012-028
Page Two

8. Before final approval will be considered, a "Commitment for Water Service" letter from the water purveyor committing adequate water service to this proposal must be submitted to the Washoe County Health District.

If you have any questions regarding the foregoing, please call me at 328-2430.

Sincerely,

A handwritten signature in black ink, appearing to read 'BWT', with a stylized flourish extending from the end.

Bryan W. Tyre, P.E.
Senior Licensed Engineer
Environmental Health Services

BWT/dc

Cc: TD Damonte, LLC
Di Loreto Construction, Inc.
Gabe Wittler, Odyssey Engineering



Washoe County Health District

ENVIRONMENTAL HEALTH SERVICES DIVISION



Public Health
Prevent. Promote. Protect.

August 29, 2012

City of Reno
Community Development
C/O Nathan Gilbert
450 Sinclair Street
Reno, NV 89505

Dear Nathan,

After having reviewed the tentative map request from Damonte Ranch Village 10A (LDC13-00018), please be advised of the following.

1. To minimize the concern for storm and nuisance water runoff, District Health will require a Low Impact Design (LID) for the typical front lot which can include a water catchment planting area to capture the nuisance water runoff, a xeriscape buffer of 18 inches adjacent to impervious surfaces or a design to direct lawn irrigation through a dry river bed reducing the nuisance water runoff into the infrastructure and minimizing downstream runoff (040.038).
2. Any proposed private catch basins will require a water quality insert placed within all new and existing catch basins to improve water quality downstream and prevent mosquitoes from colonizing this infrastructure (040.013).
3. If dewatering occurs in the construction of infrastructure, water shall be conveyed to the closest channel preventing the sheet flow of water and its association with insect development.
4. Prior to the sign off of the building plans the above detail designs are required on the plans.

If there are any questions concerning the aforementioned vector-planning conditions as it relates to environmental health, please call us at 785-4599.

Sincerely,

J. L. Shaffer
Planner Vector-Borne Diseases
Environmental Health Division

From: "Boster, Mike" <MBoster@washoeschools.net>
To: "GilbertN@reno.gov" <GilbertN@reno.gov>
Date: 08/23/2012 08:13 AM
Subject: RE: Attached Image

Nathan,

This looks like the northern extension of the Toll Brothers homes out there. 46 units in that price range/demographic (assuming they are SFRs) might bring us 10-15 new K-12 kids at buildout. We have a set aside ES in Cyan (as well as Double Diamond and Brown), Depoali MS and Damonte HS. The MS and HS are a bit under capacity, but both existing ES are over and on multi-track. The new school would only be built if the District receives funding, either from developers or the legislature in 2013. Otherwise, ES kids from this subdivision may be bussed to Pleasant Valley or any other ES that has capacity.

Hope this helps.

Michael S. Boster

School Planner

Washoe County School District Capital Projects

333 Holcomb Avenue-3rd Floor

Reno, Nevada 89502

775.789.3810 p

775.851.5658 f

mboster@washoeschools.net

From: Nathan Gilbert [mailto:GilbertN@reno.gov]
Sent: 22 August 2012 16:52
To: Boster, Mike; Boster, Mike
Subject: Fwd: Attached Image



REGIONAL TRANSPORTATION COMMISSION

Public Transportation • Streets and Highways • Planning

August 28, 2012

FR: Chrono/PL 181-12

Fred Turnier, Director Community Development
Planning Department
City of Reno
P.O. Box 1900
Reno, NV 89505

**RE: LDC13-00017 (THE COTTAGES AT BRIGHTON PARK)
LDC13-00018 (DAMONTE RANCH VILLAGE 10A)**

Dear Fred;

Thank you for the opportunity to comment on the above applications, however, at this time we have no comments since there appears to be no regional transportation issues. If you have any specific questions please call me direct at 335-1904.

Sincerely

Patrice Echola
Planner

PE/pe

Copies to:

Bill Gall, City of Reno Engineering
Marchon Miller, Regional Transportation Commission
Christina Leach, Regional Transportation Commission

/Reno.no.comment.08-28-12.doc